

# 225 Illinois Building



## River North Loft Building

225 W. Illinois Street, Chicago, Illinois, 60654

Best-in-Class Boutique Office Space

### NOW AVAILABLE

Suite 300 | 8,500 SF

Suite 430 | 4,435 SF

### BUILDING FEATURES

- Modern and well-maintained corner building with ample natural light
- Renovated lobby with two passenger and one freight elevator
- Bike storage room
- Equipped for heavy telecom and data needs



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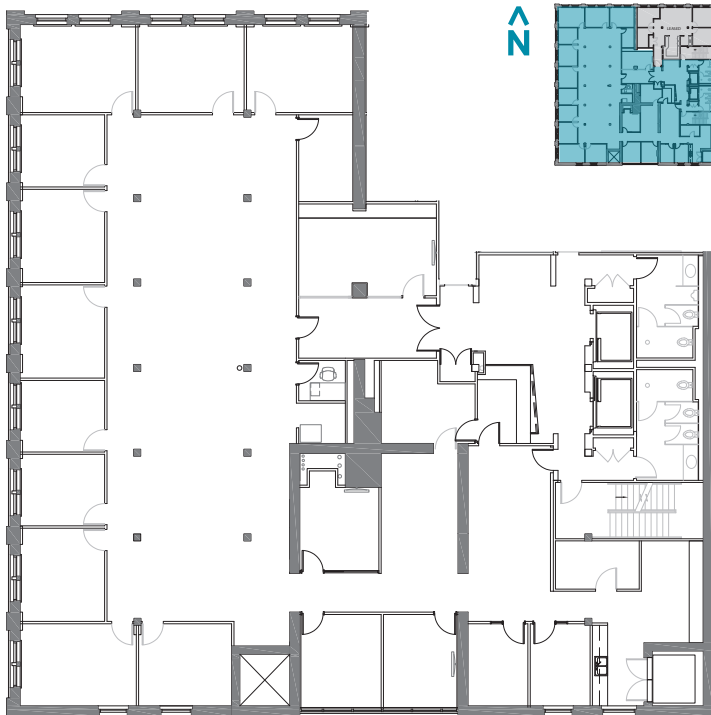
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Suites have the ability to be expanded beyond their stated SF

## Floor Plans

**SUITE 300 | 8,500 SF** [View Virtual Tour ▶](#)

(CONTIGUOUS)



8,500 SF of office space featuring 17 private offices, multiple conference rooms, and prime elevator identity.

**SUITE 430 | 4,435 SF** [View Virtual Tour ▶](#)

(CONTIGUOUS)



Move-in ready 4,435 SF spec suite with furniture, 5 private offices/conference rooms, kitchenette, and open interior.

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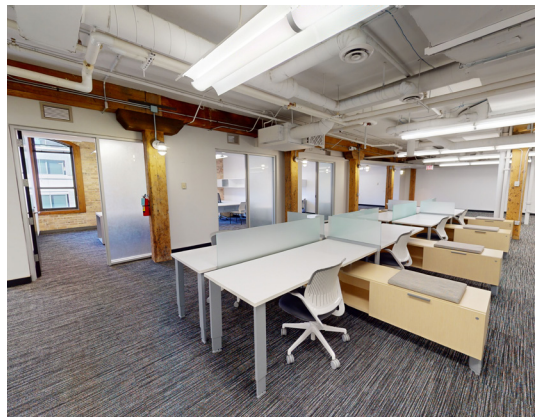
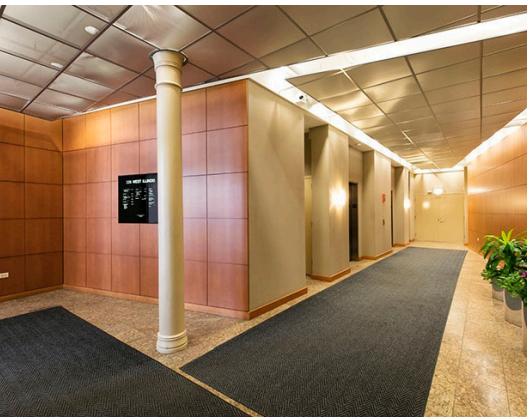
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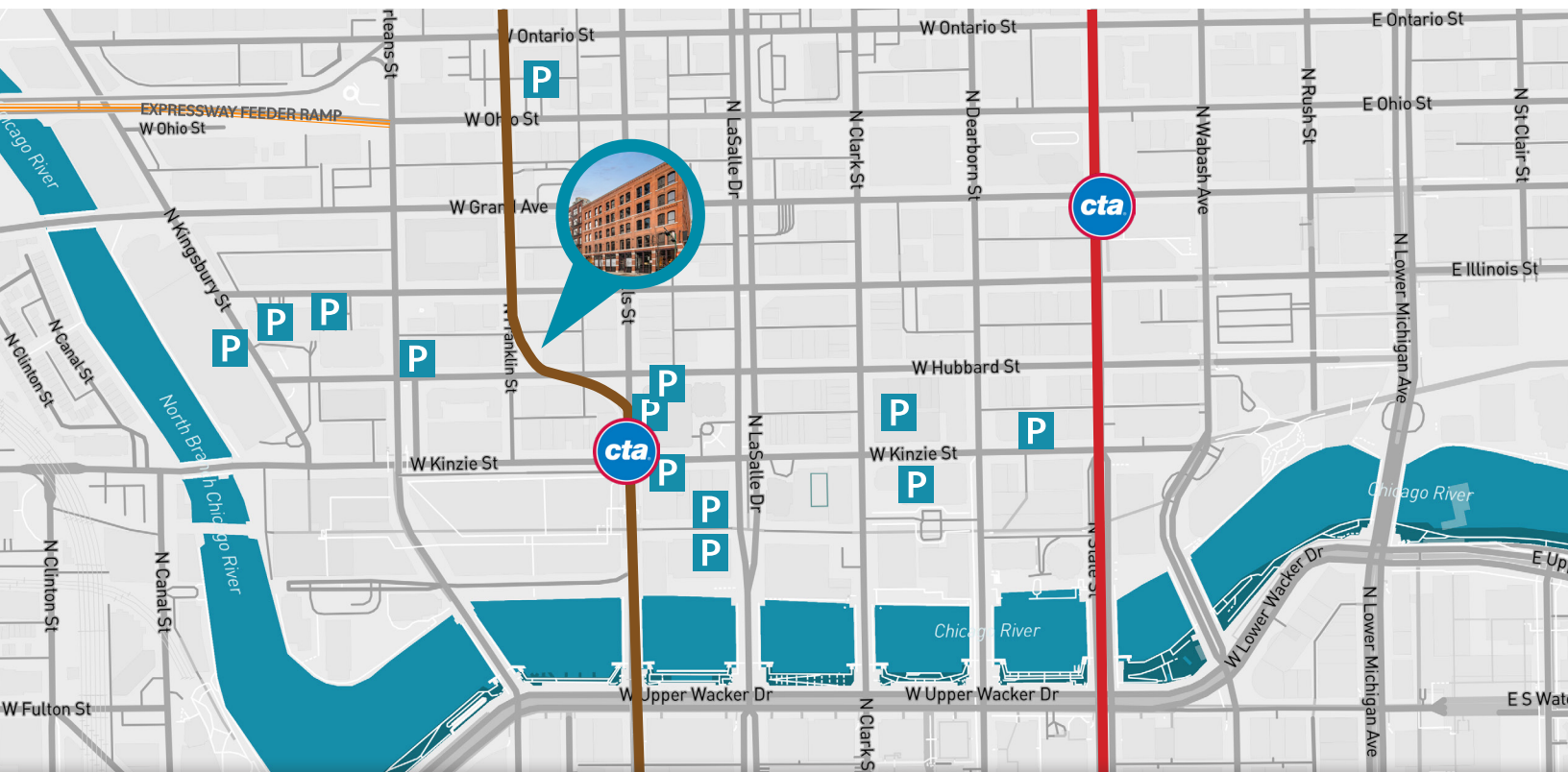
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## AREA ACCESSIBILITY

- Two blocks from Merchandise Mart
- Easily accessible to CTA trains and buses
- Ample daily/monthly parking options in surrounding area
- 0.15 miles from the Ohio feeder ramp to I-94
- Prime area amenities including restaurants, shops, and showrooms



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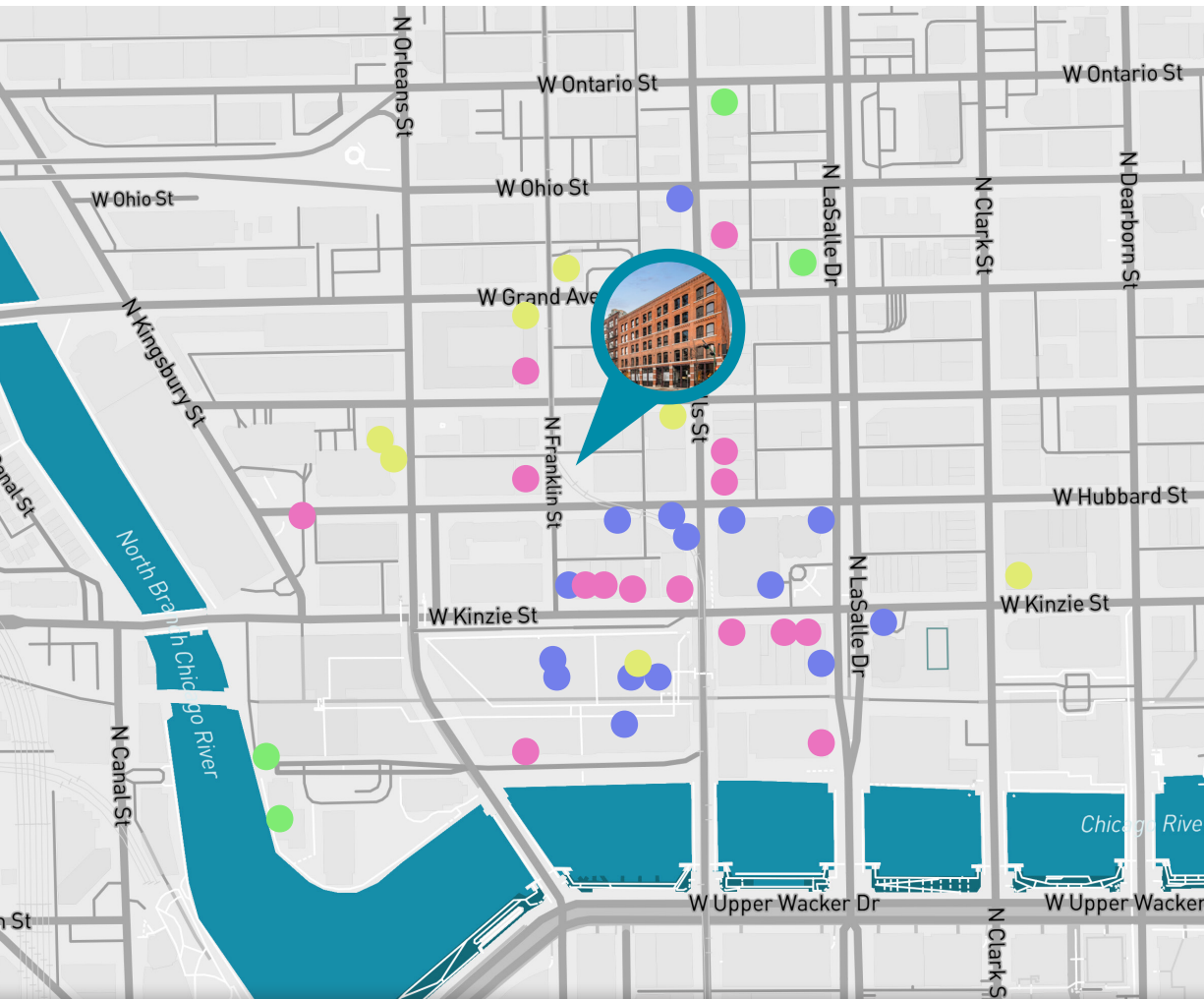
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## PRIME RIVER NORTH AMENITIES



## KEY

### ● FINE DINING

1. Gene & Georgetti
2. Coco Pazzo
3. No Vacancy
4. Lou Malnati's
5. Solitas
6. Ciccio Mio
7. Gilt Bar
8. Bavette's
9. Kinzie Chophouse
10. The Hampton Social
11. Moe's Cantina
12. Chicago Cut Steakhouse
13. Tree House
14. High Line
15. Marshall's Landing
16. Billy Goat Tavern
17. Marchesa

### ● QUICK SERVICE RESTAURANTS

1. Joe & The Juice
2. Brown Bag Seafood
3. Hannah's Bretzel
4. Subway
5. Tony and Bruno's
6. Potbelly
7. Sunny Bowl
8. Starbucks
9. Al's Italian Beef
10. Doughnut Vault
11. P.F. Chang's To Go
12. Foxtrot
13. HI Vibe
14. Halsted Street Deli
15. Freshii

### ● SERVICES

1. UPS Store
2. Petco
3. Ace River North
4. FedEx Office & Print
5. Chase Bank

### ● HOTELS

1. Holiday Inn Wolf Point
2. Voco Chicago
3. Moxy
4. Found by Sonder

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